

# \$2,200,000 - 1241 5 Avenue Nw, Calgary

MLS® #A2225540

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hillhurst, Calgary, Alberta

Positioned in the heart of Calgary's highly desirable Hillhurst neighborhood, 1241 5th Avenue NW offers a rare multifamily

investment with both stability and upside. This two-story, eight-unit apartment building consists entirely of one-bedroom suites,

each ranging between 485 and 529 square feet—making it an ideal asset for targeting the city's growing population of students, young professionals, and downsizers who value inner-city living.

Originally constructed in 1971, the property has seen several recent upgrades including a new hot water tank (2020), fresh luxury vinyl plank flooring throughout common areas, and modern balcony railings installed in 2023. While all units have received various levels of interior renovations over time, there remains

considerable value-add potential for an investor seeking to modernize and reposition the asset to drive rental growth.

With one parking stall per unit, solid building fundamentals, and a location steps from Riley Park, Kensington Village, and CTrain



access, 1241 5th Avenue NW stands as a prime value-add opportunity in one of Calgary's most walkable and sought-after urban communities.

Built in 1971

### Essential Information

MLS® #	A2225540
Price	\$2,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1971
Type	Commercial
Sub-Type	Multi Family
Status	Active

### Community Information

Address	1241 5 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0S1

### Additional Information

Date Listed	May 28th, 2025
Days on Market	6
Zoning	RM-2

### Listing Details

Listing Office      CDN Global Advisors Ltd.

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